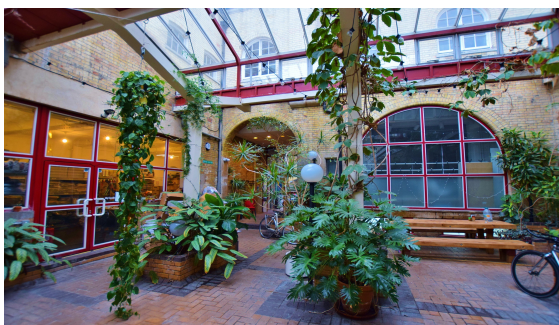




THE OFFICE

A period office space located within a Grade II listed building benefiting from exposed brickwork and good natural light. The unit has undergone a comprehensive refurbishment and comprises a large open plan area, a separate room, a small kitchenette and private WC's. Rent is inclusive of service charge.



AVAILABILITY & FLOOR PLANS

A new, flexible lease is available for a term by arrangement.

SPECIFICATION

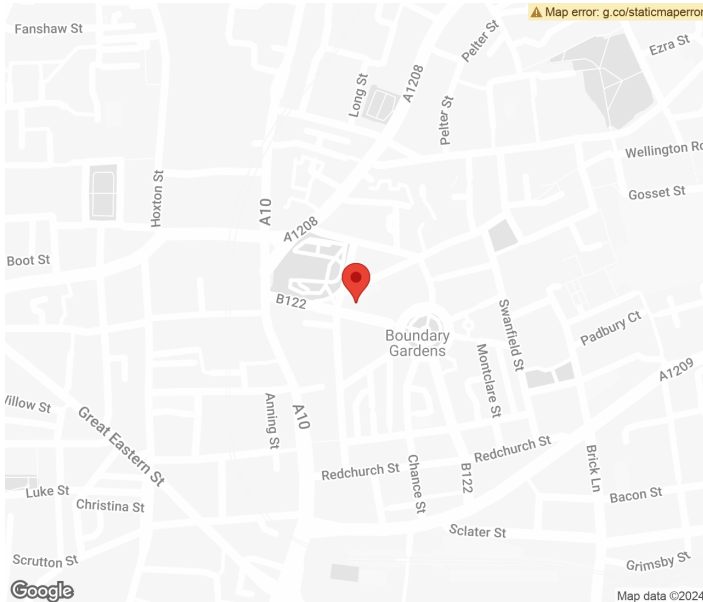
- Perimeter trunking
- Demised WC's
- LED panel lighting
- Exposed brick
- Polished concrete flooring
- Good natural light
- Kitchenette
- Fibre optic
- Communal courtyard
- Video entry phone
- 24 hour access

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Lower Ground	89.28	961	£35	£5.39	£0	£38,814.79	LET

LOCATION

Located in the heart of Shoreditch, the building is nestled between busy Shoreditch High Street and picturesque Arnold Circus.






COMMUNICATION

The building sits on the junction of Calvert Avenue and Virginia Road, in the heart of Shoreditch. Old Street mainline station and Shoreditch High Street overground station are only a short walk away.

WALKING TIMES

From the building

	Shoreditch High Street	4 Minutes
	Old Street	7 Minutes
	Liverpool Street	12 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



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